

Department of Housing and Community Development  
HPD Correspondence Unit

**DIVISION:** Housing Policy Develop  
**ASSIGNED TO:** Cathy Creswell

**AGENCY NUMBER:**  
**LOG NUMBER:** 6436

**FROM:** Geoffrey Goodfellow  
1500 Warburton Avenue  
Santa Clara Ca 95050

**DATE ENTERED:** 04-11-96  
**ORG:** City of Santa Clara  
**SIGNATORY:** Cathy E. Creswell

**SUBJECT:** City of Santa Clara -- 3rd Annual Report

**DATE ASSIGNED:** 04-11-96 **DATE DUE:** 04-25-96 **DATE COMPLETED:**

**ACTION:** Prepare response for CCR's signature

**DIRECTORATE COMMENTS:**

*rec'd 4/12*

**DIVISION COMMENTS:**

**SECTION COMMENTS:**

**Assigned by:** \_\_\_\_\_ **Division/Unit Assignment**  
**No Response Necessary** \_\_\_\_\_

**Assigned to:** \_\_\_\_\_ **Telephone Response:** \_\_\_\_\_

**Please complete and return this assignment by:** \_\_\_\_\_

**Prepared by:** \_\_\_\_\_ **Reviewed by:** \_\_\_\_\_ **Reviewed by:** \_\_\_\_\_ **Reviewed by:** \_\_\_\_\_

**Name:** *D.C. Clabon* **Name:** \_\_\_\_\_ **Name:** \_\_\_\_\_ **Name:** \_\_\_\_\_

**Date:** *4 / 22* **Date:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **Date:** \_\_\_\_\_

April 19, 1996

Mr. Geoffrey Goodfellow  
Directory of Planning and Inspection  
City of Santa Clara  
1500 Warburton Avenue  
Santa Clara, CA 95050

**Subject: 1995 Annual Report**

Dear Mr. Goodfellow:

Thank you for submitting the City's annual report for calendar year 1995.

In reviewing the City's annual report, two accomplishments stand out: 1) the City's updating and streamlining the regulations for accessory housing development; and 2) the streamlining of the City's processing and permit procedures including the appointment of a Single Point Contact Person and the establishment of a Local Area Computer Network (effectively reducing the cost of a new home by \$8,000). Both processes should increase affordable housing opportunities within the City. We also compliment the City for its increased commitment to assist low- and moderate income first-time homebuyers.

We wish the City continued success in the execution of its housing element.

Sincerely,

Cathy Creswell  
Manager

# THE CITY OF SANTA CLARA CALIFORNIA



April 2, 1996

PLANNING DIVISION  
CITY HALL  
1500 MARBURTON AVE  
SANTA CLARA, CA 95050  
(408) 984-3111  
(FAX) (408) 241-3823

Cathy E. Creswell  
Manager, Division of  
Housing Policy Development  
Department of Housing and  
Community Development  
State of California  
1800 Third Street, Room 430  
P.O. Box 952053  
Sacramento, CA 94252-2053

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Dear Ms. Creswell,

Thank you for your letter of June 22, 1995 acknowledging our submittal of the City's second annual report regarding progress in implementing our General Plan's residential policies and programs. Attached is our third report, consistent with State Government Code Section 65400. This report covers the calendar year 1995 - January 1 through December 31, 1995.

The City's Redevelopment Agency has allocated over \$16 million to low and moderate income housing proposals. These are anticipated to be completed over the next few years. Thank you again for your positive response to last year's report. We feel even more positive about this year's.

Sincerely,

  
Geoffrey Goodfellow  
Director of Planning and Inspection

attachment

cc: Association of Bay Area Governments (ABAG)

dvhl5\3hsgltr1.95

6436  
Due: 4/25

**CITY OF SANTA CLARA**  
**Annual Report Regarding**  
**Implementation of the**  
**1990-2005 General Plan's**  
**Housing Element**  
**January 1, 1995 - December 31, 1995**

The 1990-2005 City of Santa Clara General Plan was adopted in July 1992. The housing data in the General Plan were provided through December 1990, and the first annual report previously provided to the State covered housing units created from January 1991 through September 15, 1993. The data contained in the second annual report covered housing units created or approved from September 16, 1993 through December 31 1994.

Status of pending affordable housing opportunities are summarized in the Housing Fund Status Report (as of 1/31/96) at the end of this report.

This report summarizes housing units occupancy permits (final permits) issued during calendar year 1995 (January 1, 1995 through December 31, 1995). We have reviewed implementation of the individual programs of the Housing Element. We have also identified what the City is doing to attempt to remove governmental constraints to the creation of new housing units.

A copy of the adopted Housing Element, as certified by the State, was previously provided.

**Housing Units Summary**

The City Building Inspection Division issued final building permits for 166 new housing units in 61 buildings in 1995. Of this number, 55 were issued for single family detached homes, eight were issued for new units in two four-unit buildings, and 103 new units were created in four buildings which each contain five units or more. This is nearly twice the number of final building permits (85) issued for housing units for all of 1994.

Seventy-two of the new units created during 1995 are rental housing for low income seniors. No affordable housing units (new construction) were funded during 1995, beyond those funded in prior years.

A project which received permits and started construction in 1995 will create 59 units of new for-sale townhouse/condos. Redevelopment Agency funding allows conversion to second mortgages for eligible first time home buyers.

In addition to assistance for new construction, the Redevelopment Agency Housing Fund is providing financial assistance for acquisition and rehabilitation of 28 units of existing housing in order to keep that housing affordable and available for low income households. Two other existing units received second mortgage



Third Annual Housing Report  
City of Santa Clara  
Page 2

funding available for moderate income first-time homebuyers. Covenants and restrictions will be recorded on all housing, new and existing, that receives assistance from the Housing Fund.

We have attached a copy of a March 14, 1996 San Jose Mercury News article which details the City's recently-announced increased funding commitment to assist first-time homebuyers. The increase is from \$500,000 to \$2 million dollars.

With the exception of the 72 low income senior units newly constructed, the City's "new construction need" for 982 units of Very Low Income housing, 827 units of Low Income housing, and 1,086 units of Moderate Income housing by the end of the year 1995 remains unmet. Of the 2,275 units of market rate housing identified to be constructed in Santa Clara by December 1995, 1,259 have been constructed. Thus, 1,069 market rate units remain to be constructed, versus 2,823 affordable housing units.

In addition, the Housing Authority of the County of Santa Clara has obtained approvals for two new affordable housing developments totaling 33 units of low income housing.

With the existing number of overall units, the City is housing more persons than were previously forecast. This is related to increasing housing costs encouraging sharing of residences. The 1980 City of Santa Clara General Plan, based on regional data projections, forecast that the City's population in 1995 would be 80,000 residents. The actual population was 98,200, according to the State Department of Finance.

The City has begun to monitor affordable housing proposals' location, consistent with Housing Element Policy 6:  
"Disperse affordable housing units throughout the City so as to not concentrate any such units in any one neighborhood."

Certainly, the City's prior Request for Proposals for up to 60 units per acre of affordable housing in conjunction with a Single Room Occupancy development on approximately five acres of City-owned land near the Santa Clara/ Airport CalTrain Station would help release some of the pressure for affordable housing creation in existing neighborhoods. This development remains under consideration.

The City Manager, as Director of the Redevelopment Agency, continues to implement the previously-established priority goal of funding new construction of affordable housing. The degree of success in achieving this goal will be primarily determined by developer applications for more than ten units on a site and

**Third Annual Housing Report  
City of Santa Clara  
Page 3**

Redevelopment Agency funds being available. State budget take-backs and uncertain economic conditions continue to impact City Redevelopment Agency funds.

**Implementation of Housing Element Programs**

Most of the Housing Element Programs were ongoing when the General Plan was adopted in July 1992, and have continued. A recent State Housing Law amendment assists the City, to a limited degree, in furthering implementation of one such program:

(xxv) Combine public and private funds in joint housing ventures. The City will consider participating with other local jurisdictions to provide affordable housing in areas where developable land is not as scarce and housing prices not as high.

Assembly Bill 51 (Costa), Chapter 1235, signed into law in 1994, authorizes a city or county to transfer up to 15 percent of its share of the region's housing needs. The number of units is limited to no more than 500 units. The units can only be transferred to a contiguous city or county and the transferring city must have met at least 15 percent of its share of lower income needs. The transferring city can only transfer in the same proportions, by income, that it has met its share. All of the participating agencies must make specified findings demonstrating that racial and economic segregation will not result.

For those programs scheduled to begin in either 1992, 1993, 1994 or 1995 implementation has begun, with the exception of Program (xxi), which is being studied by the Planning Commission:

(xxi) Amend the Zoning Ordinance to allow homeless shelters and transitional housing as conditional uses in appropriate commercial and quasi-public zones. (Lead department or division: Planning).

Specific City actions during 1995 included funding the Shared Housing Program of Catholic Charities, which helps people find low cost housing through home sharing. This non-secular program serves low income single parent households and others at risk of homelessness.

All Land Use Element housing-related policies and programs and Housing Element policies and programs have been reviewed in the final two attachments to this report.

City Efforts to Remove Governmental Constraints to the Creation of New Housing Units

As noted above, the City Manager, as Director of the Redevelopment Agency, has established a priority goal of funding new construction of affordable housing. This relies on developer applications for more than ten units on a site and Redevelopment Agency funds being available. State budget take-backs and uncertain economic conditions continue to impact City Redevelopment Agency funds.

A governmental constraint recently recognized is the Federal government's increased regulation of lending agencies' financial standards and the resulting limits on available mortgage funds.

In addition, the Federal Community Reinvestment Act does not require local and State lending institutions to fund Mixed Use (Residential and Commercial) development in existing employment areas geographically constrained and lacking in new affordable housing for lower wage employees. The competition for funding of commercial development versus residential development continues to contribute to unbalanced development in our cities.

Santa Clara's efforts to remove previously identified governmental constraints are detailed below:

**Municipal Boundaries** At the request of certain San Jose residents near the current City of Santa Clara City limits, the Santa Clara City Council directed staff to contact City of San Jose staff regarding the possible de-annexation from San Jose of certain residential neighborhoods otherwise surrounded by or adjoining the City of Santa Clara. San Jose responded that it was not interested in this proposal at that time.

The City has approved annexation of the 40 acre Esperanca site on the City's northside (northeasterly of Fuller Street and North Third), as well as the construction of 310 homes on the site (with an additional 200 possibly to be approved in the future).

**Shortage of Vacant Land** Although certain sites of sufficient size have become vacant, they are located in the center of industrial areas and are not appropriate for consideration for housing.

The City is cooperating with the State in Master Planning the alternative uses to be proposed on the to-be-surplused approximately 300 acre State-owned Agnews Developmental Center's West Campus. Adaptive reuse of historic buildings on the Campus is also a possibility.



**Community Opposition to Infill Residential Development at Higher Densities** The City continues to attempt to raise the level of awareness of residents regarding the benefits of Mixed Use residential development above or beside commercial sites. The Commission and Council continue to be generally supportive as they receive public input on this issue.

The General Plan's applicable Land Use element, as it was adopted in July 1992, has been amended to change the definition of Mixed Use. This was adopted in February 1993 and allows higher density development near the Santa Clara/ Airport CalTrain station.

**Land Use Controls, Development Standards, Building Codes and Enforcement** The Building Official has been meeting with other local Building Officials with the intent of standardizing Building Code local amendments and interpretations. This should help stabilize regulatory effects on housing costs. The accessory housing unit regulations in the Zoning Ordinance have been updated and streamlined by the Commission and City Council. Possible Zoning Ordinance amendments which would provide clearer direction for the siting of transitional housing are being studied by the Commission.

The City's sign ordinance was amended to allow apartment complexes with 25 or more units to display temporary signs of up to 32 square feet, providing better visibility of housing opportunities when they become available.

**Availability of Public Facilities** Santa Clara is essentially built-out, with public facilities and infrastructure in place. The City continues to update infrastructure in the most economical manner possible.

**Fees and Other Exactions, Including On and Off-Site Improvements** The total fees charged are comparable to other local jurisdictions. Development fees were not increased in 1995. Based on a survey of 105 cities and agencies in the nine county Bay Area, the City of Santa Clara has the lowest combined water, sewer, and electric service charges.

**Local Processing and Permit Procedures** The City Manager's Office is able to appoint a Single Point Contact Person to assist applicants in process coordination of major development proposals. The City Council and staff have implemented a Permit Center to streamline the development application and review process. A Local Area Computer Network has also been set up for City Departments working on the issuance of permits to help facilitate communication among the staff and with applicants. It has been estimated that reduction in the time it takes to process development permits could eventually cut an estimated \$8,000 from the cost of a new home.



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City of Santa Clara  
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Utilization of the Planning Department's current filing system, which has been converted to computer data base format, will help with ongoing monitoring and analysis of Housing policies and program implementation.

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## HOUSING FUND STATUS AS OF 1-31-96

## APPROPRIATIONS

## ADMINISTRATION

Public Service Agencies

City Administration, Legal &amp; Consulting

TOTAL ADMINISTRATION

DATE OF  
APPROPRIATION

1991-1995

1991-1995

APPROPRIATED  
AMOUNTS

425,322

372,889

798,211

EXPENSED  
AMOUNTS

358,789

318,888

677,678

PROJECTS/PROGRAMS	DATE OF APPROPRIATION	APPROPRIATED AMOUNTS	SPENT TO DATE AMOUNTS	STATUS
1 Rehabilitation of existing transitional housing. Developer: Adult Independence Development Center Location: Lincoln & Market Streets	1991-92 CIP	27,700	27,700	COMPLETE
2 Acquisition & rehabilitation of 25 units of existing rental rental housing for low income households Developer: Community Housing Developers Location: 2151 Main Street	9-28-93	30,000	30,000	COMPLETE
3 Acquisition & rehabilitation of 20 units of existing rental rental housing to be converted to public housing for low income households Developer: Housing Authority of the City of Santa Clara Location: 3761 Miramar Way & 2215 Deborah Drive	5-11-93	380,000	380,000	COMPLETE
4 Acquisition of site for development of 17 units of new rental housing for low income households. Developer: Housing Authority of the City of Santa Clara Location: Klamath & Poinciana	5-11-93 12-20-94	500,000 181,176 681,176	500,000 181,176 681,176	PROJECT FUNDED CONSTRUCTION IN PROGRESS ESTIMATE COMPLETION DEC 9
5 Acquisition of three single family homes Rehabilitation and resale of three homes (convert one to senior shared housing) Developer: Project Match-Shared Senior residence Agency to sell two homes through BMP Program Location: 2211, 2193 & 2185 Homestead Road	3-24-92 1993-94 CIP	697,754 94,154 791,908	697,754 94,154 791,908	SHARED SENIOR HOUSING COMPLETE, RESALE OF 2 HOM TO FIRST TIME BUYERS BY JUN 1996
6 Acquisition & rehabilitation of 28 units of existing rental rental housing for low income households Developer: Community Housing Developers Location: 3661 Peacock Court	9-12-95	813,350		FUNDING MARCH 1996 REHABILITATION COMPLETE B JUN 1996
7 Acquisition of site and development of 16 units of new rental housing to public housing for low income households Developer: Housing Authority of the City of Santa Clara Location: two sites one on Poinciana one on Poinciana & Halford	5-11-93	825,000	825,000	PROJECT FUNDED CONSTRUCTION IN PROGRESS COMPLETION BY DECEMBER 1

PROJECTS/PROGRAMS	DATE OF APPROPRIATION	APPROPRIATED		SPENT TO DATE		STATUS
		AMOUNTS	AMOUNTS	AMOUNTS	AMOUNTS	
8 Development of a 20 bed shelter for homeless youth Developer: Bill Wilson Center Location: 3490 The Alameda	1991-92 CIP 1993-94 CIP	900,000 80,000	900,000 80,000	900,000 80,000	900,000 80,000	COMPLETE
9 Acquisition of site and development of 22 units of new rental housing for low income households Developer: Mid Peninsula Coalition for Housing Location: To be determined	1994-95 CIP	1,087,529	0			SITE APPROVAL BY JUN 96 FUNDING BY DEC 96
10 Acquisition of site and development of 59 units of new for sale townhouse/condo. Funding to convert to second mortgages for eligible first time home buyers. (21 to 55 units) Developer: Ecumenical Association for Housing Location: 1700 Civic Center Drive	3-10-92	1,000,000	1,000,000	1,000,000		PROJECT FUNDED CONSTRUCTION IN PROGRESS PHASE 1 BY JUNE 1996
11 Funding for development of a Multi Family Rental Housing Financing Program	1992-93 CIP	1,000,000	0			PROGRAM TO BE DEVELOPED IN 1996
12 Funding for First Time Home Buyers Financing Program - a partnership program with Wells Fargo Bank Developer: Redevelopment Agency Location: City wide	1992-93 CIP 1993-94 CIP	1,000,000 500,000	1,000,000 500,000	573,250 0	573,250	22 SECOND MORTGAGES FUNDED, PROGRAM ON-GOING
13 Acquisition & rehabilitation of 43 units of existing rental housing for low income households Developer: Community Housing Developers Location: 2151 Main Street	3-10-92 1995-96 CIP	1,100,000 216,700	1,100,000 216,700	1,100,000 25,886	1,125,886	ACQUISITION & PHASE 1 REHAB COMPLETE PHASE 2 REHAB IN PROGRESS COMPLETE BY JUNE 1996
14 Acquisition of site and development of 72 units of new rental housing for low income seniors. Developer: Housing Authority of the City of Santa Clara Location: 2665 South Drive	9-14-93	1,550,000	1,550,000	1,550,000		COMPLETE
15 Agency acquisition of site for development Developer: To be determined Location: El Camino Real & Benton Street	10-29-91 1995-96 CIP	1,600,000 2,000,000	1,600,000 2,000,000	1,474,564 1,474,564		SITE ACQUIRED, DEMOLITION IN PROGRESS
TOTAL PROJECTS/PROGRAMS APPROPRIATED		15,583,363		9,439,484		
TOTAL ADMINISTRATION & HOUSING SERVICE PROVIDERS		798,211		677,678		
GRAND TOTALS		16,381,574		10,117,162		
UNSPENT APPROPRIATIONS		6,264,412				



March 14, 1996

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# NEIGHBORHOOD ROUNDUP

## **Santa Clara to help first-time home buyers**

Santa Clara officials have expanded a lending program designed to help first time home buyers find shelter under their own roof, instead of someone else's.

The city has committed \$2 million dollars to the plan, an increase of \$500,000 from the current fiscal year. That will bring the total lending pool to \$9 million, enough to fund mortgages for several dozen families.

The program, funded through the city's redevelopment agency, is available to low and moderate-income buyers who have not owned a home for the past three years. Qualified applicants can contribute as little as five percent of the purchase price for a down payment.

"Our interest is getting people in the community into their first home," said deputy city manager Carol McCarthy.

Single family homes, town houses and condominiums are all eligible. However the purchase price cannot exceed \$220,000.

The city defines a moderate income as \$49,445 for a single person, \$56,485 for a couple and \$70,620 for a family of four. The loans are offered in association with Glendale Federal Bank.

For information, call Kathleen Hickey at Santa Clara City Hall (408) 984-3143 or Pamela Romwall at Glendale Federal Bank, (408) 984-3143.

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FEB 23 1996

INTEROFFICE MEMORANDUM  
CITY OF SANTA CLARA

PLANNING DEPT.

☐ INFO ONLY  
☐ PLEASE REPLY  
☐ CONFIDENTIAL

DATE: February 22, 1996  
TO: Art Henriques, City Planner  
FROM: Community Services Division Manager  
SUBJECT: Annual Report on Housing Element Status  
PERIOD COVERED: 1995 Calendar Year (January 1 through December 31)

This memorandum is provided for your response to the State regarding City accomplishments in addressing the programs identified in the 07/28/92 edition of the Housing Element of the General Plan. Information is provided for Programs identified in the Housing Element as having the Community Services Division responsibility for implementation:

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**Item 3.11.2 Policies and Programs**

Housing Variety

Programs

(iii) page 122 - *Continue to work with the Housing Authority...to create low/moderate income housing...*

Community Services Division is receptive to supporting the Housing Authority in its efforts to create additional low/moderate income housing in Santa Clara. In actuality, the Division had minimal involvement during the reporting period with the Housing Authority in its affordable housing development. This is due to the Housing Authority's interest in utilizing local funding subsidy from the city's Redevelopment Agency in lieu of the federal funding programs administered by the Community Services Division.

(iv) page 122 - *...require a percentage of new/renovated units to be handicapped accessible.*

The Neighborhood Conservation and Improvement Program (NCIP), is the city's housing rehabilitation program administered by the Community Services Division. Housing rehabilitation that included handicapped accessibility improvements were completed on 12 housing units during the reporting period. This consists of 22% of the total number of housing units rehabilitated (54 units) during 1995.

(v) page 122 - *CDBG funds used for housing assistance for disabled adults.*

Since July 1992, Santa Clara has provided housing assistance for disabled adults with federal HOME Investment Partnership Program (HOME) funding, in addition to CDBG funding. During the reporting period, housing assistance for disabled adults in the city occurred following ways:

<u>Program</u>	<u>Disabled Persons Assisted</u>
Adult Independence Development Center	
Supplemental Living Center	4
NCIP	13
Liberty Tower Elevator Upgrade	25

(viii) page 123 - *Work with non-profit agencies to acquire/maintain affordable rental housing.*

During the reporting period, there has been minimal activity involving city-administered federal funding programs for the acquisition of rental housing. The city appropriated \$300,000 in federal HOME funds to a local Community Housing Development Organization for acquisition or development of approximately 5 units of transitional housing. At the end of the reporting period, the non-profit agency, Next Door, Inc. had not yet identified the project site.

#### Housing Opportunities Programs

(xvii) page 125 - *Cooperate with the Santa Clara County Housing Bond Coordinator for issuance of Mortgage Revenue Bonds and Mortgage Credit Certificates.*

The city continues to actively support the efforts of the County in gaining additional allocations of housing bond authority from the State for conversion to Mortgage Credit Certificates. Bonding authority is becoming increasingly competitive to receive from the State, which will directly effect the city's future availability of MCC's. According to information provided by the County Housing Bond Coordinator, there were a total of 106 MCC's issued in the City of Santa Clara during the 1995 calendar year.

(xviii) page 125 - *Participate in and promote the Section 8 Program, including assistance to inspect Section 8 units and support Project Self-Sufficiency.*

At the close of the reporting period, there were a total of 588 existing Section 8 units in the City. This includes 12 Section 8 units that are specially issued for single parent AFDC families in the Project Self-Sufficiency project.

(xxii) page 126 - *Continue to use Project Sentinel for resolution of tenant-landlord complaints.*

The city continues to contract with Project Sentinel to provide the community with tenant-landlord dispute resolution services. During the 1995 calendar year, the following level of services were provided under the program:

Dispute Resolutions	202 households served
Counselling Cases	160 households served
Information & Referral Calls	1,165 people served



(xxiii) page 126 - *Promote Fair Housing services in the community through involvement of Project Sentinel and Tri-County Apartment Association.*

Using CDBG funds, Santa Clara contracts with Project Sentinel for provision of Fair Housing services in the community. The non-profit agency works closely with Tri-County Apartment Association to educate owners of private rental housing property on the laws of fair housing. During 1995, Project Sentinel provided the following level of service in the city:

Investigations	15 households served
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(xxiv) page 126 - *Use RDA Affordable Housing Fund for creation/preservation of affordable housing units.*

The extent of involvement by the Community Services Division in administering the use of RDA funds during the reporting period was the administration of housing service contracts with non-profit agencies. The housing service contracts, and their accomplishments during 1995, were with the following agencies:

<u>Contracting Agency</u>	<u>Accomplishments</u>
.Council on Aging, case management for preserving senior housing	51 clients
.Next Door, Inc., shelter and transitional housing for battered spouses	24 clients
.Catholic Charities-Shared Housing Project, match families with under-utilized housing	15 clients
.Adult Independence Development Center, Supplemental Living Center for handicapped housing	4 clients
.Emergency Housing Consortium Family Living Center transitional housing	766 clients
.Project Match-Senior Shared Housing match seniors with under-utilized housing	25 clients
.Project Sentinel-HUD Certified Counseling mortgage consulting and renter counseling	16 clients

(xxvi) page 127 - *Preserve existing assisted, affordable housing from early buy-out/cancellation of federal contracts through the Federal Low Income Housing Preservation and Resident Home Ownership Act of 1990.*

The Community Services Division does not know of any existing housing currently under an affordability agreement electing to cancel its federal contract. No action during the reporting period was warranted.

(xxx) page 128 - *Apply for and use CDBG funds for low/mod income housing and related services.*

Santa Clara recognizes the community benefit resulting from continued application of the CDBG program. The most active area in CDBG funds to support low/mod housing is in the area of housing rehabilitation. Identified earlier in this report are the 1995 accomplishments of the city's homeowner housing rehab program, the NCIP, and the Liberty Tower

Rehabilitation Project, Valley Village Rehabilitation Project, and the Family Living Center Rehabilitation Project.

(xxxii) page 128 - *Continue supporting the Bill Wilson Center shelter for runaway youth.* During the reporting period, Santa Clara supported the Bill Wilson Center in two ways. The city used CDBG funds to support the agency's costs for providing family therapy and school outreach counseling services. Additionally, the city completed substantial rehabilitation of its youth transitional housing facility located at 884 Lafayette Street.

#### Housing Quality Programs

(xxxiv) page 129 - *Rehabilitate rental units in projects where > 50% of units are lower income households.*

The CDBG and HOME programs are the federal funding sources currently available to the city for rehabilitation of rental housing stock. The long-term affordability aspect and rent control requirement of the HOME program diminishes the value of using the program by private property owners. During the reporting period, there has been no indication of interest by private property owners in using the CDBG or HOME programs for rental rehabilitation. On the other hand, non-profit agencies with facilities that are already obligated with rent controls are assisted with CDBG and HOME funds for rehabilitation purposes. Instances cited earlier are the 100-unit Liberty Tower and the 300-unit Valley Village Retirement Community.

(xxxv) page 129 - *Rehabilitate low income owner-occupied housing through the city's NCIP.*

The city continues to administer the NCIP, operating city-wide, providing grants and low-interest loans to homeowners for the repair of their homes. The program is limited to homeowners with a household income at or below 80% of the county median income (HUD adjusted). During the 1995 calendar year, a total of 54 homeowners received rehab assistance through the NCIP.

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The statements provided above address those programs in the Housing Element that identify the Community Services Division as a responsible city implementation group. Contact me at 261-5021 if you have any questions about this information.

  
Jeffrey B. Pedersen  
Community Services Division Manager

CITY OF SANTA CLARA  
Progress Status in Implementing  
Residential Policies\Programs

**Land Use Element**

The Goals of the Land Use Element are to:

Promote the best use of land through protection of desirable existing uses, orderly development and consideration of the City's future needs while recognizing property owner rights. Emphasize the improvement of the social, economic and physical quality of Santa Clara. Continue to encourage the development of a sound and diverse economic base to support necessary public services within a reasonable tax rate. Encourage a stable employment demand corresponding to the City's labor characteristics. Work towards a combination of population and production which will permit a high standard of living and a wide sharing of life's amenities. Establish the position and relationship of the City within the metropolitan area by taking account and advantage of the resources of the larger social and economic regions. Cooperate with surrounding jurisdictions in seeking solutions to regional problems.

**Status Summary:** There are 22 policies and 23 programs in this Element. The following progress has been made with regards to those essentially new residential policies which were to be implemented since July 1992. All residential programs have been evaluated, as recommended by the State Department of Housing and Community Development. (Note: Please also see attached February 22, 1996 Status Report on Community Service Division-administered programs. Boxes INFORM DECISION-MAKERS of Status.)

**Residential Policies**

2. In areas designated for higher density, residential development will be permitted when meeting criteria for compatibility with adjacent neighborhoods.
3. Encourage new housing in mixed use designations where compatible with adjacent neighborhoods.

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Policy 2 continues to be implemented where appropriate, such as on the City-owned lands along Lick Mill Boulevard.

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Policy 3 is **ON HOLD**; possible redevelopment of much of the acreage designated Mixed Use is dependent on City Council direction regarding proposed Precise Plan policies along the El Camino Real Gateway Study Area and private lending practices.

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Land Use Element (continued)

Residential Programs

- (i) Encourage upkeep and investment to maintain residential values. (Ongoing, City Mgr., Planning Div., Community Srvcs., Building Div., City Council)
  - (ii) Protect neighborhoods from demolition or redevelopment proposals which eliminate single family homes and adversely affect the character of the area. (Ongoing, Planning Div., Planning Comm., City Council)
  - (iii) Administer design guidelines through Architectural Review to ensure quality and compatible residential construction. (Ongoing, Arch. Comm., Planning Comm.)
  - (iv) Encourage expansion of the University's residency requirements and its variety of housing types. (To be implemented 1992-1995, City Mgr., Planning Div., Planning Comm., City Council)
- Program (iv) is conveyed consistently to the University, but the City has no current authority to accomplish this.

Housing Element

The Goals of the Housing Element are to:

Encourage the provision of decent housing within the community for persons of all economic levels, regardless of race, sex, color, religion, ancestry, national origin, age, marital or familial status, sexual orientation or mental or physical disabilities. Encourage the provision of an adequate variety of individual choices of housing tenure, type, and location, including higher density where possible, especially for low and moderate income and special needs households. Maintain and enhance the character, quality and livability of residential areas. Encourage sound growth in the City by designating suitable vacant or underutilized sites for new residential development. Preserve established single family neighborhoods.

Housing Policy/Program  
Implementation Progress  
Page 3

**Housing Element Status Summary:** City progress in implementing State mandated parts of the Housing Element's Goals, Policies and Programs is summarized in the draft of the Director of Planning and Inspection's annual report to the State Office of Planning and Research.

In addition, the following progress has been made with regards to essentially new residential policies which were to be implemented since July 1992. All residential programs have been evaluated, as recommended by the State Department of Housing and Community Development. (Note: Boxes **INFORM DECISION-MAKERS** of Status. Please also see attached February 22, 1996 Status Report on Community Service Division-administered programs.)

**Housing Element POLICIES AND PROGRAMS**

**Housing Variety**

**Policies**

6. Disperse affordable housing units throughout the City so as to not concentrate any such units in any one neighborhood.

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Policy 6 (& Program (ix)): The Deputy Director of the Redevelopment and Open Space Authority informs Planning regarding potential multi-unit affordable housing developments for up-front analysis of degree of concentration (by Census tract).

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**Housing Variety Programs**

- i) Provide Redevelopment Agency Housing Fund assistance to ownership and rental housing. The City's Redevelopment Agency (RDA) Housing Fund will give consideration to user preference and community housing ratio when providing housing assistance to either ownership or rental housing. Emphasis will be placed on programs that create rental housing for the senior population, home ownership for moderate income families that are first-time buyers and rentals for lower income families, with first priority being given to those who currently live in or are employed in the City.

Responsibility:	Redev. Agency
Target Date:	<u>Ongoing</u>
Funding Source:	Redevelopment Housing Fund

Housing Policy/Program  
Implementation Progress  
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- (ii) Encourage Mixed Use development where appropriate to provide increased opportunities for housing development.

---

Please see Land Use Element Policy 3  
implementation status.

---

The General Plan land use designation has been changed to Mixed Use for those one-acre or larger commercial or office properties located near existing residential neighborhoods and support services. Implemented through applicant-initiated Planned Development zoning, mixed use allows a ground floor of commercial plus one or more stories of residential. The major incentive is the enhanced economic return and the mutual market support of the different uses.

Responsibility: Planning Div., Planning Comm., City Council  
Target Date: 1992 and Ongoing  
Funding Source: Not Applicable  
Housing Unit Count: 1580 units through 2005

- (iii) Continue to work with the Housing Authority of Santa Clara County to expand its ability to create low and moderate income housing. In November 1988, the City and Authority placed on the ballot and the voters approved under Article XXXIV of the State Constitution the creation of 300 units of subsidized housing in Santa Clara. Redevelopment Housing Funds are available to package with Housing Authority financing. Separately, staff will continue to inspect dwelling units proposed for Section 8 certificate use.

Responsibility: Community Svcs., Bldg. Div.,  
Redev. Agency  
Target Date: Ongoing  
referendum approval  
Funding Source: Redevelopment Housing Fund  
Housing Unit Count: 300 units with Article XXXIV

- (iv) Require a percentage of all new or renovated units to provide for the special housing needs of the disabled.

---

Program (iv.): Building permit plan check enforces State Title 24 access requirements for the disabled in new multi-family units.

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**Housing Policy/Program  
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Responsibility: Community Srvc., Bldg. Div., Planning  
Div., Planning Comm., Council. Target Date:  
1992/Ongoing

- (v) Use Community  
Development Block  
Grant funds, to the  
extent available, to  
provide disabled  
adults with housing  
assistance.

---

Program (v.): Block grant funds are available  
annually, by request.

---

Responsibility: Community Srvc. Target Date: Ongoing  
Funding Source: CDBG

- (vi) Reduce physical  
barriers to the  
disabled on public  
property and street  
rights-of-way.

---

Program (vi): Public Works has an ongoing  
program to install curb ramps with Street  
Improvement projects and in response to  
citizen requests. The new program to install  
audible signals at significant traffic signals is  
underway.

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Responsibility:  
Public Wks.  
Target Date:  
Ongoing  
Funding Source: CDBG

- (vii) Encourage the provision of special housing needs for  
those with sensory, physical and/or mental disorders;  
or for group care, emergency housing and foster homes,  
where appropriate. Residential care homes for six of  
fewer residents are permitted in residential zones.  
Assistance for acquisition and rehabilitation of such  
homes is available from the City through existing  
programs of Community Development Block Grants and the  
Redevelopment Housing Fund. In 1989/90, the City  
provided \$80,000 and a vacant residential lot to Adult  
Independence Development Center to build a transitional  
housing facility for disabled adults.

Responsibility: Planning Div., Community Srvc.,  
City Council, Redev. Agency  
Target Date: 1992 and Ongoing  
Funding Source: CDBG, Redevelopment Housing Fund  
Housing Unit Count: 1 residential care facility by 1995

Housing Policy/Program  
Implementation Progress  
Page 6

- (viii) Work with non-profit entities to acquire existing multi-family structures which may be maintained as affordable rental housing.

Responsibility: Community Svcs., City Manager, Redev. Agency, non-profit housing developers such as First San Jose Housing and Community Housing Developers  
Target Date: 1995  
Funding Source: Redevelopment Housing Fund, Rental Rehabilitation (or successor)  
Housing Unit Count: 20 units

- (ix) Disperse, and monitor the dispersal of, affordable units in various areas of the City.

Responsibility: Planning Div.  
Target Date: Ongoing

---

Policy 6 (& Program (ix)): The Deputy Director of the Redevelopment Agency and Sports & Open Space Authority informs Planning regarding potential multi-unit affordable housing developments for up-front analysis of degree of concentration (by Census tract).

---

- (x) Do not permit condominium conversions if the percentage of rental units in the City drops below 40 percent. The City shall review condominium conversion proposals for conformance to the Planned Development ordinance requirements. Existing tenants shall be given preference to purchase their unit and compensation if forced to relocate.

Responsibility: Planning Div., Planning Comm., City Council  
Target Date: Ongoing  
Funding Source: Not Applicable

Housing Policy/Program  
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Page 7

- (xi) Review additional sites for possible designation as residential or mixed use, considering their location relative to existing residential uses, support services and environmental suitability.  
Responsibility:  
Planning Div., Planning Comm., City Council. Target Date: 1995.

---

Program (xi): The 1997 Housing Element Update will reflect a new study of potential housing sites. A Planning Commission Study Session sometime during 1996 may be appropriate (also related to Industrial Zoning Districts amendments & possible rezonings).

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Housing Opportunity Policies

11. Work towards the mitigation of jobs/housing ratio impacts created by developments with significant employment.

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Policy 11 & Program (xxviii): Employment-producing projects which require City certification of an Environmental Impact Report are accompanied by a Housing Impact Study.

---

Housing Opportunity Programs

- (xii) Require developers of residential developments of 10 or more units to provide at least 10 percent of their units at rents or prices affordable to low and moderate income households, provided Redevelopment Agency housing funds are available.

Responsibility: Planning Div., Planning Comm., City Council, Redev. Agency  
Target Date: Ongoing  
Funding Source: Redevelopment Housing Fund  
Housing Unit Count: 100 units through 1995

- (xiii) Identify appropriate sites for affordable housing. The City can aid developers of affordable housing by selecting sites for affordable housing in advance and encouraging development proposals for sites so identified. Some City owned property along the El Camino Real Re-route has been designated for Mixed use in the General Plan. These sites provide incentives for the construction of affordable housing. The City shall maintain an inventory of vacant land usable for this purpose. The City will also provide information

Housing Policy/Program  
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Page 8

and technical assistance on Federal and State funding sources or referrals to appropriate agencies.

Responsibility: Planning Div., Redev. Agency  
Target Date: Ongoing  
Funding Source: Not Applicable

- (xiv) Provide density bonuses or equivalent financial incentives for housing projects which include affordable housing units, consistent with State law requirements.

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Program (xiv): Developer-initiated currently. This could be a part of a Planned Development Ordinance Update to ensure equality of implementation for all economic levels.

---

Responsibility: Redev. Agency Target Date: Ongoing  
Funding Source: Redevelopment Housing Fund

- (xv) Do not limit the number of bedrooms which may be added to existing residences with the required parking.

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Program (xv): Planning Commission currently studying & conducting Architectural Review on site-by-site basis of additions resulting in more than five potential bedrooms.

---

Encourage affordable, unobtrusive one-story additions for upgrading older single family homes. As mandated by State law, accessory units are conditionally permitted on R-1 lots that have sufficient additional lot area.  
Responsibility: Planning Div. Target Date: Ongoing

- (xvi) Evaluate the existing accessory unit ordinance adopted in 1983 to determine if changes are needed.

---

**ORDINANCE AMENDMENT ADOPTED**  
IN 1995, providing more flexibility for unit design and location.

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Responsibility: Planning Div., Planning Comm., City Council Target Date: 1993

Housing Policy/Program  
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- (xvii) Cooperate with the County of Santa Clara Housing Bond coordinator for the issuance of Mortgage Revenue Bonds for projects and for the issuance of Mortgage Credit Certificates for first-time home-buyers.

Responsibility: Community Svcs.  
Target Date: Ongoing  
Funding Source: City's Bonding Authority

- (xviii) Continue to participate in and promote the Section 8 Existing Housing Program. Inspection staff will make special inspections of existing units proposed for use by Section 8 certificate holders. Santa Clara's Project Self-Sufficiency utilized Section 8 certificates as a resource for single parent AFDC families.

Responsibility: Community Svcs., Bldg. Div.  
Target Date: Ongoing  
Funding Source: General Fund supported staff  
Housing Unit Count: 483 existing Section 8 units

- (xix) Evaluate what can be done to remove or mitigate constraints to maintain, improve and develop adequate housing for all those who wish to reside in the City. (Ongoing, Planning Comm., Planning Div.)

---

This could be included in a Planning Commission 1996 Study Session (related to Industrial Zoning District amendments & possible rezonings) - as discussed re: Housing Program (xi).

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Responsibility: Planning Comm., Planning Div.  
Target Date: Ongoing  
Funding Source: Not Applicable

- (xx) Assist in funding, to the extent that Community Development Block Grant or RDA Housing Fund monies are available, locally administered programs that provide shelter, food and clothing for homeless families. Support efforts to enlarge the Family Living Center at Agnews Development Center's Santa Clara campus to serve the shelter needs of Santa Clara. State Legislation has authorized a second building at Agnews for a shelter if not needed for other State purposes. The building could accommodate 20 families or 80 individuals as a shelter.



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Responsibility: Redev. Agency, City Council  
Target Date: Ongoing  
Funding Source: Redevelopment Housing Fund, CDBG

- (xxi) Amend the Zoning Ordinance to allow homeless shelters and transitional housing as conditional uses in appropriate commercial and quasi-public zones.

---

Program (xxi): Staff-proposed alternatives continued for further study at the Planning Commission. Staff anticipates the Commission will schedule related Ordinance Amendment(s) for a Public Hearing in the near future.

---

Responsibility: Planning Div., Planning Comm., City Council. Target Date: 1993

- (xxii) Continue to refer Tenant-Landlord complaints to an agency offering mediation. The City funds Project Sentinel to handle the initial contact, mediation and follow-up, with effective resolution of the complaints as the goal.

Responsibility: Community Srvcs., Project Sentinel, City Council  
Target Date: Ongoing  
Funding Source: General Fund

- (xxiii) Provide referral services and promotional support to link those experiencing discrimination in housing with public or private groups who handle complaints against discrimination. Through its contractor, Project Sentinel, the City funds pamphlets explaining fair housing services. Through the Tri County Apartment Owners Association, the City contributed to a Rental Housing Handbook that provides guidance to both tenants and landlords. Continue to seek state and federal enforcement of fair housing laws and continue to cooperate with local agencies investigating claims of discrimination.

Responsibility: Community Srvcs., Project Sentinel, City Council  
Target Date: Ongoing  
Funding Source: CDBG

Housing Policy/Program  
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- (xxiv)      Use Redevelopment  
              Low and Moderate  
              Income Housing Fund  
              to assist in  
              creating and/or  
              preserving  
              affordable housing units. Through 1995, it is  
              estimated that the Fund will accrue approximately 15  
              million dollars. The Redevelopment Agency has  
              allocated 40 percent to affordable housing preservation  
              and development, 30 percent to senior affordable  
              housing, 15 percent to mortgage assistance to first  
              time homebuyers, 5 percent to homeless assistance and  
              10 percent to housing services and administration.
- 

Responsibility: Community Srvcs., City Mgr., Redev.  
Agency. Target Date: 1992 and Ongoing. Funding  
Source: Redevelopment Housing Fund. Housing Unit  
Count: 225 Units through 1995.

- (xxv)      Combine public and private funds in joint housing  
              ventures. The City will consider participating with  
              other local jurisdictions to provide affordable housing  
              in areas where developable land is not as scarce and  
              housing prices not as high.

Responsibility: Redev. Agency, City Council  
Target Date: Ongoing  
Funding Source: Redevelopment Housing Fund, CDBG

- (xxvi)      Preserve existing  
              assisted housing  
              through the Federal  
              Low Income Housing  
              Preservation and  
              Resident Home  
              Ownership Act of  
              1990. Up to 40  
              percent of available  
              Redevelopment  
              Housing Funds will  
              be utilized to  
              prevent the loss of  
              this housing for low  
              and moderate income  
              households. Of  
              immediate concern are the 86 units at Lawrence  
              Apartments which could convert to market rate by May
- 

Program (xxvi): The Community Services  
Division is monitoring this annually. The  
owner of the Lawrence Apartments elected to  
extend the time period before proposing  
possible conversion to market rate. The  
Planning Commission could request a more  
complete status report relative to any other  
such potential conversions, as part of  
preparation for the 1997 Housing Element  
Update.

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Housing Policy/Program  
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Page 12

1994. The city will work with HUD, the County Housing Authority and local non-profit housing developers to facilitate this preservation.

Responsibility: Community Svcs., City Mgr., Redev. Agency. Target Date: Ongoing. Funding Source: Redevelopment Housing Fund, Federal Funds. Housing Unit Count: 86 units through 1995.

- (xxvii) Continue to assist in funding programs designed to create shared housing arrangements for seniors and families.

Responsibility: Redev. Agency  
Target Date: Ongoing  
Funding Source: Redevelopment Housing Fund

- (xxviii) Require housing impact studies as part of project-related environmental reviews for new developments or businesses that generate a high number of jobs.

---

Policy 11 & Program (xxviii): Employment-producing projects which require City certification of an Environmental Impact Report are accompanied by a housing impact study.

---

Responsibility: Planning Div. Target Date: Ongoing.  
Funding Source: Private.

- (xxix) Promote home ownership, particularly for first time buyers, through single family, townhouse and condominium construction, conversion of rental to condominium where appropriate and Redevelopment Housing Fund assistance.

Responsibility: Planning Div., Planning Comm., City Council, Redev. Agency  
Target Date: Ongoing  
Funding Source: Redevelopment Housing Fund

- (xxx) Support development of Single Room Occupancy (SRO) units as a low income housing alternative.

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UNDER STUDY BY THE CITY COUNCIL.

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Housing Policy/Program  
Implementation Progress  
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Support can take the form of Redevelopment Housing Fund assistance, City owned land for a site, or ordinance amendment or variance based on SRO's unique characteristics.

Responsibility: Planning Div., City Council, Redev.  
Agency  
Target Date: 1993  
Funding Source: Redevelopment Housing Fund

- (xxxix) Continue to apply for and utilize Community Development Block Grant Funds to assist low and moderate income housing and related services.

Responsibility: Community Svcs., City Council  
Target Date: Ongoing  
Funding Source: CDBG

- (xxxix) Continue to support the Bill Wilson Center shelter for runaway youth. The City is currently providing both annual administrative funds and capital assistance for the construction of larger shelter.

Responsibility: Community Svcs., City Council,  
Redev. Agency  
Target Date: Ongoing  
Funding Source: CDBG, Redevelopment Housing Fund

Housing Quality Policies

12. Maintain and improve the quality of residential neighborhoods, eliminate housing deficiencies and prevent future blight through: encouragement of ongoing maintenance and conservation of existing housing stock; review of proposed new construction, reconstruction, removal or rehabilitation; and code enforcement of strengthened City Code and Zoning Ordinance regulations.
- 
- Policy 12 and Program (xxxix): Nuisance Ordinance adopted in 1994 and being enforced.
- 
13. Additions or redevelopment in single family neighborhoods will not be permitted if they are significantly
- 
- Policy 13: Current Architectural Review policy is to review each proposal on a site-by-site basis.
-

inconsistent with the nature of existing development (specifically bulk, height, and setback), Zoning Ordinance regulations, and adopted Design Guidelines.

Housing Quality Programs

- (xxxiii) Maintain and expand where appropriate a strong housing inspection and code enforcement program to ensure adequate maintenance of the housing stock and quality of the residential neighborhoods. Special attention shall be given to maintaining the stability of residential neighborhoods through development and enforcement of minimum standards of allowed use of the City's streets and public right-of-way areas, as well as maintenance of open space areas in front yards and other yard or private open space areas visible from the public right-of-way.
- Policy 12 and Program (xxxiii): Nuisance Ordinance adopted in 1994 and being enforced.
- Responsibility: Planning Div., Bldg. Div., Planning Comm., City Council. Target Date: 1992 and Ongoing. Funding Source: CDBG, General Fund.nd
- (xxxiv) Rehabilitate rental units where at least 51 percent are preserved for lower income households when funding is available.
- Responsibility: Community Srvcs., City Council  
Target Date: Ongoing  
Funding Source: Rental Rehabilitation, CDBG  
Housing Unit Count: 20 Units Annually
- (xxxv) Rehabilitate low income owner occupied housing through the City's Neighborhood Conservation Improvement Program (NCIP) when funding is available.
- Responsibility: Community Srvcs., City Council  
Target Date: Ongoing  
Funding Source: CDBG  
Housing Unit Count: 30 Units Annually
- (xxxvi) Cooperate, on a fee basis, with local lending institutions which require conformance with minimum Code standards prior to financing of residential structures.



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Responsibility: Planning Div., Bldg. Div.  
Target Date: Ongoing  
Funding Source: Private

- (xxxvii) Maintain and encourage consistent and high standards for residential construction, reconstruction and remodels.

Responsibility: Planning Div., Arch. Comm.  
Target Date: Ongoing  
Funding Source: Not Applicable

- (xxxviii) Continue the multi-family residential housing inspection program. City inspection staff will aggressively pursue elimination of overcrowding whenever discovered.

Responsibility: Bldg. Div.  
Target Date: Ongoing  
Funding Source: General Fund

\*\*\*\*\*

# THE CITY OF SANTA CLARA

## CALIFORNIA

PLANNING DIVISION  
CITY HALL  
1500 WARBURTON AVE.  
SANTA CLARA, CA. 95050  
(408) 984-3111

May 11, 1995

RECEIVED

MAY 16 1995

DIV. OF HOUSING  
POLICY DEVELOPMENT HCD

Thomas B. Cook  
Deputy Director  
State of California Department of  
Housing and Community Development  
1800 Third Street, Room 430  
P.O. Box 952053  
Sacramento, CA 94252-2053

Dear Mr. Cook:

Consistent with State Planning, Zoning and Development laws, City staff had prepared the attached report regarding out second year's efforts to implement the 1990-2005 General Plan's Housing Element, as adopted in July 1992 and certified by the State in September 1992.

As you are probably aware; market conditions for creating housing have remained fairly poor. Private funding of Mixed Use developments seems to be virtually nonexistent, unless the developer/owner can afford to finance the project. Our number of new housing units created reflects this. However, the City's Redevelopment Agency has allocated over \$13 million to low and moderate income housing projects, which are anticipated to be completed over the next several years.

We thank you for acknowledging our ongoing attempts to comply with State Housing Law by filing this report.

Respectfully yours,

  
Geoffrey Goodfellow  
Director of Planning  
and Inspection

cc: Association of Bay Area Governments (ABAG)

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**CITY OF SANTA CLARA**  
**Annual Report Regarding**  
**Implementation of the**  
**1990-2005 General Plan's**  
**Housing Element**  
**September 16, 1993 - December 31, 1994**

The 1990-2005 City of Santa Clara General Plan was adopted in July 1992. The housing data in the General Plan was provided through December 1990, and the first annual report previously provided to the State covered housing units created from January 1991 through September 15, 1993. The data contained in this second annual report covers housing units created or approved from September 16, 1993 through December 31 1994. In addition, we have reviewed implementation of the individual programs of the Housing Element and we have identified what the City is doing to attempt to remove governmental constraints to the creation of new housing units.

A copy of the adopted Housing Element, as certified by the State, was previously provided.

**Housing Units Summary**

The City Building Inspection Division issued final building permits for 308 new housing units in all of 1993. Of this number, 72 were issued for single family homes (66 - single family detached, and 6 - single family attached), and 236 were issued for apartment units. The number of final building permits issued for housing units for all of 1994 was 85. All were issued for single family homes (70 - single family detached, and 15 - single family attached). Included in these numbers are 2 one-bedroom accessory units approved or legalized since September 16, 1993.

income  
groups?

None of the new units created to date have contractual obligations with the City to be rented or sold at a certain affordable housing price. Since September of 1993, the City's Redevelopment Agency Affordable Housing fund has provided financial assistance for projects or programs that could potentially add 180 units of new housing. Of these 180 units of new housing, 125 will be rental units and rents will be restricted so as to be affordable to low and very low income households. 55 units of new for-sale housing will be available for moderate income households.

In addition to assistance for new construction, the Housing Fund is providing financial assistance for approximately 91 units of existing housing in order to keep that housing affordable and available for low and moderate income households. Under these programs, approximately 2 units of existing housing will be available for moderate income first time home buyers. 89 rental units will be restricted for low and very low income households. Covenants and restrictions will be recorded on all housing, new and existing, that receives assistance from the Housing Fund.

**Second Annual Housing Report  
City of Santa Clara  
Page 2**

Based on issuance of occupancy permits, the City's "new construction need" for 982 units of Very Low Income housing, 827 units of Low Income housing, and 1,086 units of Moderate Income housing by the end of the year 1995 remains unmet. Of the 2,275 units of market rate housing identified to be constructed in Santa Clara by December 1995, 1,112 have been constructed. Thus, 1,163 market rate units remain to be constructed, versus 2,895 affordable housing units.

The City has begun to monitor affordable housing proposals' location, consistent with Housing Element Policy 6:  
"Disperse affordable housing units throughout the City so as to not concentrate any such units in any one neighborhood."

Certainly, the City's prior Request for Proposals for up to 60 units per acre of affordable housing in conjunction with a Single Room Occupancy development on approximately five acres of City-owned land near the Santa Clara/ Airport CalTrain Station would help release some of the pressure for affordable housing creation in existing neighborhoods.

The City Manager, as Director of the Redevelopment Agency, continues to implement the previously-established priority goal of funding new construction of affordable housing. The degree of success in achieving this goal will be primarily determined by developer applications for more than ten units on a site and Redevelopment Agency funds being available. State budget take-backs and uncertain economic conditions continue to impact City Redevelopment Agency funds.

**Implementation of Housing Element Programs**

Most of the Housing Element Programs were ongoing when the General Plan was adopted in July 1992, and have continued.

Those programs scheduled to begin in either 1992 or 1993 have been implemented, with the exception of Program (xxi), which will be scheduled for Planning Commission Public Hearings in the near future:

(xxi) Amend the Zoning Ordinance to allow homeless shelters and transitional housing as conditional uses in appropriate commercial and quasi-public zones. (Lead department or division: Planning).

City Efforts to Remove Governmental Constraints to the Creation of New Housing Units

As noted above, the City Manager, as Director of the Redevelopment Agency, has established a priority goal of funding new construction of affordable housing. This relies on developer applications for more than ten units on a site and Redevelopment Agency funds being available. State budget take-backs and uncertain economic conditions continue to impact City Redevelopment Agency funds.

A new governmental constraint, not previously identified, is the Federal government's increased regulation of lending agencies' financial standards and the resulting limits on available mortgage funds.

In addition, the Federal Community Reinvestment Act does not require local and State lending institutions to fund Mixed Use (Residential and Commercial) development in existing employment areas geographically constrained and lacking in new affordable housing for lower wage employees. The competition for funding of commercial development versus residential development is going to continue to lead to unbalanced development in our cities.

Santa Clara's efforts to remove previously identified governmental constraints are detailed below:

**Municipal Boundaries** At the request of certain San Jose residents near the current City of Santa Clara City limits, the Santa Clara City Council directed staff to contact City of San Jose staff regarding the possible de-annexation from San Jose of certain residential neighborhoods otherwise surrounded by or adjoining the City of Santa Clara. San Jose responded that it was not interested in this proposal at this time.

**Shortage of Vacant Land** Although certain sites of sufficient size have become vacant, they are located in the center of industrial areas and are not appropriate for consideration for housing.

**Community Opposition to Infill Residential Development at Higher Densities** The City continues to attempt to raise the level of awareness of residents regarding the benefits of Mixed Use residential development above or beside commercial sites. The Commission and Council continue to be generally supportive as they receive public input on this issue.

The General Plan's applicable Land Use element, as it was adopted in July 1992, has been amended to change the definition of Mixed Use. This was adopted in February 1993 and allows higher density development near the Santa Clara/ Airport CalTrain station.



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Certain other areas of the historic center of the City previously designated for higher density development were changed to Single Family Residential to reflect existing uses. However, this did not result in a significant loss of sites identified for anticipated development to a higher residential density by the year 2005.

**Land Use Controls, Development Standards, Building Codes and Enforcement** The Planning Commission has either already supported or directed staff to review possible amendments to the single family and Planned Development residential/ Mixed Use Zoning District standards to implement the General Plan. The accessory unit Ordinance has been recommended to the Council for update by the Commission to make it more easily utilized.

Staff has not identified any constraints in the multiple family residential standards which deter construction. The City Council previously acted to make it easier to remove a historic structure from its historic designation, at the property owner's request. Once removed from this designation, such structures can be demolished to make way for new development, if sufficient lot area exists to accomplish higher density residential development allowed by existing zoning remaining in much of the historic center of the City.

The City typically will not downzone a property without the property owner's concurrence.

**Availability of Public Facilities** The major change which impacts public facilities in the City is the removal of Plan Lines for widening of streets in the historic center of the City. The only City street which remains a designated thoroughfare to the employment area, Lafayette Street, accommodates equivalent capacity through an innovative Reversible Lane design suggested by a citizen and adopted by the Council.

**Fees and Other Exactions, Including On and Off-Site Improvements** The Council previously considered property owner questions regarding City-held right-of-way dedications in the Old Quad residential neighborhood. The return of the right-of-way would provide additional developable acreage if historic designations are not applicable.

Although certain fees in the City were raised in 1994 to help make up for State budget take-backs, the fees charged are still competitive with other nearby jurisdictions. Overall, the total fees are comparable to other local jurisdictions.

**Local Processing and Permit Procedures** The City Manager's Office is able to appoint a Single Point Contact Person to assist applicants in process coordination of major development proposals.

**Second Annual Housing Report**  
**City of Santa Clara**  
**Page 5**

The City Council and staff are currently concentrating on implementing a One-Stop Permitting Center, in an attempt to streamline the development application and review process.

Utilization of the Planning Department's recently converted current filing system to computer data base format will help with ongoing monitoring and analysis of Housing policies and program implementation.

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